



Ashgrove House

Callowbrook Lane, Birmingham, B45 9HT

- Modern Purpose Built Ground Floor Apartment
 - Two Double Bedrooms
 - Open Plan Lounge/Kitchen/Dining Area
 - Bathroom
 - Security Entry System
 - Security Gate Access to Allocated Parking
 - Ideal Investment or First Time Buyer
- Offers In Excess Of £110,000**
- EPC Rating 'C'



SUMMARY DESCRIPTION

Modern Ground Floor apartment situated within walking distance to Rubery Village and close to local motorway connections, the property is ideally situated for access to The Birmingham Great Park, Longbridge Town Centre and retail development and local bus and train services to Birmingham City Centre. Having communal entrance, hallway, open plan lounge/kitchen, two bedrooms with bathroom. Benefiting from storage heating, double glazing, and secured gated parking with visitors parking. *ideal first time buy or investment*

ENTRANCE HALLWAY

Door to front, wall mounted intercom telephone point, storage cupboard, laminate flooring, electric panel heater, airing cupboard housing water tank

OPEN PLAN LOUNGE/KITCHEN

21' 5" x 16' 7" (6.53m x 5.05m) max inc units

Two double glazed windows, laminate flooring, electric feature fireplace, two wall mounted electric panel heaters, fitted base and wall mounted units with roll top work surfaces over stainless steel sink with drainer and mixer tap, integrated fan assisted electric oven and hob with stainless steel extractor hood above, recess and plumbing for appliances

BEDROOM ONE

12' 2" x 9' 2" (3.71m x 2.79m)

Double glazed, wall mounted electric panel heater

BEDROOM TWO

9' 04" x 8' 02" (2.84m x 2.49m) Double glazed, wall mounted electric panel heater, built in wardrobe

BATHROOM

6' 01" x 7' 10" (1.85m x 2.39m)

Obscure double glazed window Suite comprising of panelled bath with shower and screen, wash hand basin set in vanity unit and low level wc, tiled splashbacks, wall mounted electric panel heater

ALLOCATED PARKING

The property has allocated parking and a secure entry gate system to car parking area.

TENURE - LEASEHOLD

The Sellers have advised the following:

125 year lease - 107 years unexpired.

Service Charge - Lease expires

The ground rent is £37.50 twice yearly

The property maintenance charge quarterly: £345.60

Tenure Disclaimer

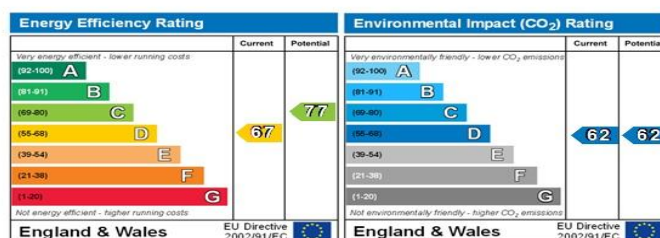
Consumer Protection from Unfair Trading Regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Asset Ratings

Graphs showing energy rating of homes, which can be included in particulars



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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South, Rubery, Birmingham,
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.